



FOR SALE

4,529 SQ FT
(420.76 SQ M)

OFFERS IN EXCESS OF £2,000,000

Long Leasehold for sale with an in-place revenue stream and significant value-add opportunities

- El Vino, an historic and famous wine bar and eatery, dating back more than 100 years, occupies the lower floors, on a lease expiring in 2036.
- Fully self-contained upper parts, arranged over 1st-4th floors, offering an office refurbishment opportunity for a developer, investor or occupier.
- Potential for extending to the rear and conversion for a range of alternative uses.
- Although not a Listed building, the property is situated within the Fleet Street Conservation Area.
- Lies within the Fleet Street Quarter Business Improvement District, an area witnessing an unprecedented level of development and upgrading public spaces.

Summary

Available Size	4,529 sq ft
Price	Offers in excess of £2,000,000
VAT	Not applicable
EPC Rating	Upon enquiry

Description

Comprising of a 6-level period property, totaling 4,529 sq ft / 421 sq m (NIA) / 6,081 sq ft / 565 sq m (GIA), the building benefits from a principal revenue stream from the wine bar on the lower two floors, whilst the upper parts offer an office refurbishment opportunity for a developer, investor or occupier, and significant value-add opportunities.

The famous wine bar and eatery El Vino, dating back more than 100 years, occupies the ground floor and basement. Now owned by Davy's Wine Merchants - which itself was established in 1870 - the premises are a true piece of Fleet Street history.

The self-contained upper parts present a range of opportunities for a purchaser. The floors are in need of comprehensive works to upgrade and reimagine the accommodation, whether for re-letting or occupation as an owner-occupier. Subject to obtaining the necessary consents, there may be scope to extend the premises to the rear and reconfigure the circulation space, to include potentially installing a passenger lift.

Further details, plans and general information are available from the Data Room, which can be accessed below by visiting the Marketing Website or going to <https://tinyurl.com/su2scxhv>

Location

47 Fleet Street occupies a prominent position on the south side of Fleet Street at its junction with Fetter Lane, within the established legal and financial district of central London.

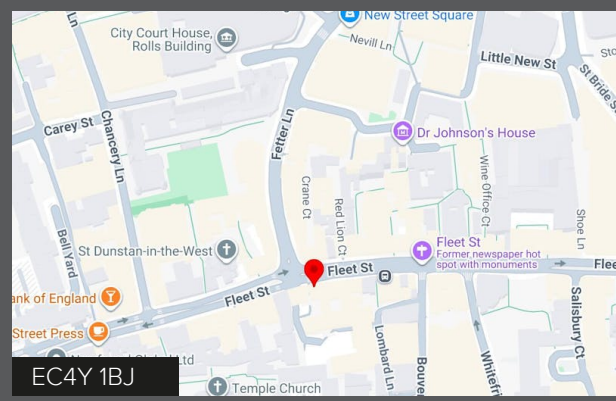
City Thameslink station is within short walking distance, providing direct north-south mainline services through central London, and the Elizabeth line is close by at Farringdon Station. Blackfriars and Temple stations are also nearby, while Chancery Lane and St Paul's stations are readily accessible. Numerous bus routes operate along Fleet Street, offering further connectivity across central London.

An established, key commercial hub, the surrounding area provides a wide range of amenities, including cafés, restaurants, bars, and retail outlets, and sits within the Fleet Street Quarter Business Improvement District, an area witnessing an unprecedented level of development and upgrading public spaces, with the aim of creating a cohesive, future-proof location to "work, visit, live, and invest in".

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
4th	553	51.38	Available
3rd	630	58.53	Available
2nd	650	60.39	Available
1st	685	63.64	Available
Unit	2,011	186.83	Occupied
Total	4,529	420.77	



Viewing & Further Information



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Terms

A new 125 yr Long Leasehold interest is available, at a ground rent of £1,000 per annum, reviewed every 25 yrs.

The property is available with vacant possession of the upper floors, and with the benefit of an income stream of £90,000 per annum from the lease of the ground floor & basement wine bar. There is also a short term tenancy on the 3rd floor producing a further £9,000 per annum.

Proposal

Offers are invited in excess of £2,000,000, reflecting a capital value of £442 per sq ft on the NIA and £329 per sq ft on the GIA.

Data Room

Further information can be found on the data room @ <https://tinyurl.com/su2scxhv>





Energy performance certificate (EPC)

Ground Floor & Basement
1 Hare Place
47 Fleet Street
LONDON
EC4Y 1BJ

Energy rating

B

Valid until:

22 August 2032

Certificate number:

7114-0032-6782-9198-4002

Property type

Restaurants and Cafes/Drinking
Establishments/Takeaways

Total floor area

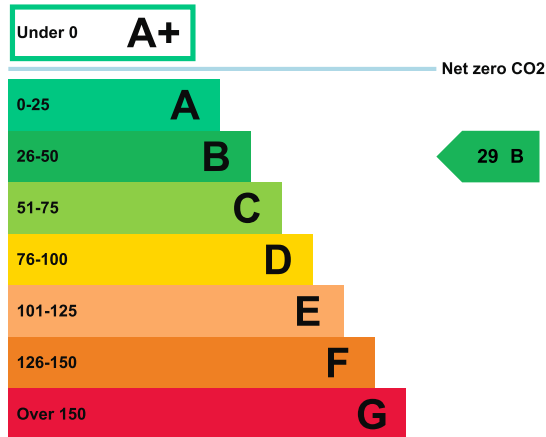
220 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

16 A

If typical of the existing stock

65 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	38.12
Primary energy use (kWh/m ² per year)	410

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/7429-9086-8140-1700-1243\)](/energy-certificate/7429-9086-8140-1700-1243).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Umair Naeem Baig
Telephone	07487693657
Email	umairnaeembaig@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID204942
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	UK Energy Reports
Employer address	23 Shelton Avenue Feltham TW13 4QS
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	19 August 2022
Date of certificate	23 August 2022

Energy performance certificate (EPC)

Vintage House
3rd Floor Office
47 Fleet Street
London
EC4Y 1BJ

Energy rating

C

Valid until:

4 September 2033

Certificate number:

0288-0226-4357-7518-2404

Property type

Offices and Workshop Businesses

Total floor area

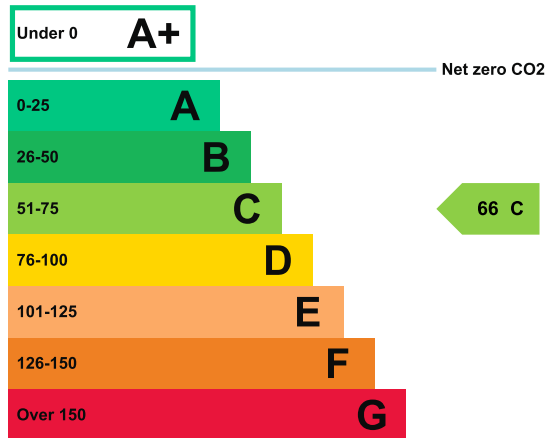
63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

0 A

If typical of the existing stock

53 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	16.37
Primary energy use (kWh/m ² per year)	170

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2070-4818-4275-4208-5625\)](https://energy-certificate/2070-4818-4275-4208-5625).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Lee Clements
Telephone	07498714404
Email	lee.limetree@outlook.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Quidos Limited
Assessor's ID	QUID208239
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	FHP Engineering Services Solutions Ltd
Employer address	7th Floor, Cornerblock, 2 Cornwall Street, Birmingham B3 2DX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	25 August 2023
Date of certificate	5 September 2023
